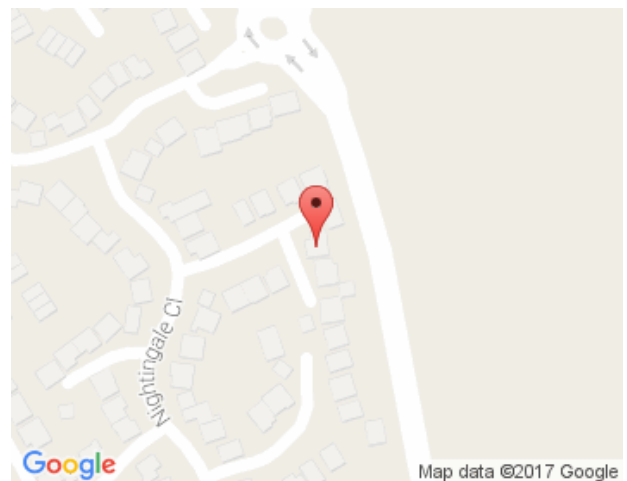


Nightingale Place, WR9
Offers in excess of £375,000

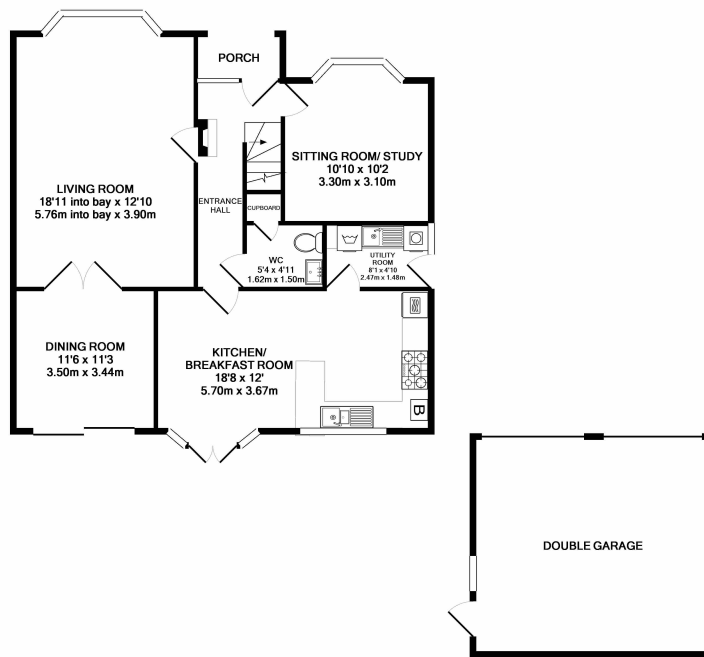


An immaculate and beautifully presented family home built in 2004.

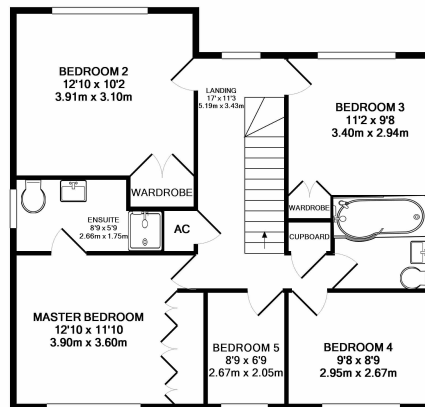
The property has been lovingly maintained by the owner and benefits from tasteful modern and contemporary additions, such as new fitted bathroom, cloakroom and en-suite, a modern fitted kitchen with complimentary fitments.







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 62017

www.estatedirect.com give notice to anyone reading these particulars that: (i) these particulars do not constitute part of an offer or contract; (ii) these particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statements of fact; (iii) nothing in the particulars shall be deemed a statement that the property is in good condition otherwise; we have not carried out a structural survey of the property and have not tested the services, appliances or specified fittings.

Long Description

An immaculate and beautifully presented family home built in 2004.

The property has been lovingly maintained by the owner and benefits from tasteful modern and contemporary additions, such as new fitted bathroom, cloakroom and en-suite, a modern fitted kitchen with complimentary fitments.

This delightful modern detached house is situated on the outskirts of Droitwich Spa, about a mile and half from Droitwich town centre and about five miles from Worcester. The property sits at the end of a quiet cul-de-sac and handily placed for easy access to the M5 motorway. A local, reliable bus service also operates within the area. Droitwich Spa railway station is about one and a half miles away.

Local shops, pubs and restaurants are nearby along with medical practices, dentists, opticians and the Droitwich hospital are all within a mile and a half.

There is a good choice of local schools to choose from, including nursery, primary and high schools.

The accommodation briefly comprises: reception hall, cloakroom, kitchen/breakfast room, utility room, living room, dining room, sitting room/study, five bedrooms –(the master bedroom benefits with an en-suite shower room) and a family bathroom. There is a private rear garden. The property has attractive bay fronted double glazed windows to the front elevation.

The property benefits from Gas central heating, double-glazed windows and has a detached double garage with off-road parking for four vehicles on the driveway.

Outside: the property benefits of a tarmac driveway and a rear garden with a patio seating area, a lawn garden bordered with some plants and shrubs. There is a feature pond and also a separate seating area at the bottom of the garden. Outside lighting is situated at the rear on the side elevation of the double garage.

The approach to the property is via Nightingale Close which leads into Nightingale Place (cul-de sac). A private tarmac driveway leads to the double garage and a slabbed pathway leads to an open plan arched front entrance storm porch and giving access to the front entrance door. There is a small lawn area to the front of the property along with an evergreen hedged front perimeter. There is also gated side access to the rear of the property and security outside lighting.

Entrance to the property is through a composite double glazed entrance door combined with matching double glazed side window with obscure glass and feature lead design

Hallway: 1.88m x 4.73m

Two ceiling points, decorative coving, smoke alarm, papered walls, wall mounted radiator with thermostatic valve, wooden laminated flooring, room thermostat, stairs leading to first floor and with doors leading to

Cloakroom 1.50m x 1.62m

Two recessed inset downlights, alarm system, ceramic tiled flooring, wall mounted chrome heated towel rail, extractor vent, electricity consumer unit, painted walls, ceramic tiled walls with complimentary co-ordinated ceramic border, under-stairs storage cupboard, modern and contemporary white low level closed couple WC set into a high gloss vanity unit with high gloss white top, rectangular white hand wash basin with modern mixer tap also set into a high gloss vanity storage unit.

Sitting room/Study 3.30m x 3.10m

Three-sided double glazed bay window with attractive feature lead design and overlooking front aspect and allowing plenty of natural light. Decorative coving, ceiling point, painted walls, wall mounted radiator with thermostatic valve, wooden laminate flooring and a central ceiling point.

Lounge: 3.90m x 5.76m (into the bay window)

Two ceiling points, two wall mounted radiators with thermostatic valves, fully fitted carpeted flooring, painted walls with feature papered wall over chimney breast, three sided double glazed bay window with feature lead design and overlooking the front aspect, wooden fire surround with conglomerate

marble back and hearth with inset gas fire, decorative coving, half glazed French doors with obscure glass leading to dining room.

Kitchen/Breakfast room 5.70m x 3.67m

Painted walls, eight recessed inset downlights, decorative coving, modern and contemporary fully fitted kitchen wall and base units in white high gloss with modern curved silver coloured handles, multi wood effect square edge top work surfaces with matching upstands and extended worktop/breakfast bar, large built-in gas hob, built-in dishwasher, built-in double oven housing unit also incorporating built-in microwave unit, stainless steel overhead canopy cooker hood, back, built-in fridge/freezer, ceramic one and half bowl sink and swan neck mixer tap, wooden laminate flooring, white UPVC double glazed window overlooking rear garden, built-in unit incorporating Baxi combination boiler.

(Breakfast area)

Three sided bay with double glazed windows built on dwarf wall with outward opening double glazed French doors leading out to garden all with decorative lead design, radiator with thermostatic radiator valve. Ceramic tiled flooring, double glazed window with lead design overlooking the rear garden and door to

Utility room 2.47m x 1.48m

Two recessed inset downlights, extractor fan, fitted wall and base units matching the kitchen units, built-in integrated tall freezer, multi wood effect work surface, plumbed for washing machine/dryer, stainless steel sink and swan neck mixer tap, ceramic tiled flooring, wall mounted radiator with thermostatic valve, painted walls and ceramic splash back tiles in a mosaic style, double glazed half panel door with side window with leaded design, overlooking and giving access to rear.

Carpeted stairs leading to first floor large landing area(3.43m x5.19m) with fully fitted carpeted flooring, smoke alarm, loft hatch with access to loft space (part boarded with ladder and light), five recessed inset downlights, double glazed window with lead design overlooking front aspect, airing cupboard with ample storage space and incorporating Megaflow cylinder and thermostatic controls, storage cupboard and painted walls.

Master bedroom (rear facing) 3.90m x 3.60m

Ceiling point, painted walls and a featured papered wall, wall mounted radiator with thermostatic radiator valve, built-in double wardrobes with two sets of double doors, fully fitted carpeted flooring, double-glazed window with lead design overlooking rear aspect and a door leading to

En-Suite 2.66m x 1.75m

Three recessed inset downlights, ceramic tiled walls with complimentary ceramic border, double-glazed window with lead design and obscure glass overlooking side aspect, wall mounted heated towel rail, two piece suite consisting of a modern and contemporary white low level closed couple WC set into a walnut effect unit and a modern white rectangular hand wash basin with modern and contemporary waterfall style mixer tap also set into a walnut effect storage unit, ceramic tiled flooring, extractor ventilation unit, large walk-in shower cubicle with metal sliding door and shower tray, chrome mixer shower, shaving point.

Bedroom 2 (front facing) 3.91m x 3.10m

Ceiling point, painted walls and featured papered wall, fully fitted carpeted flooring, built-in double wardrobe, wall mounted radiator with thermostatic radiator valve, a double-glazed window with lead design overlooking front aspect.

Bedroom 3 (front facing) 3.40m x 2.94m

Ceiling point, painted walls and featured papered wall, fully fitted carpeted flooring, built-in double wardrobe, radiator with thermostatic radiator valve, double-glazed window with lead design overlooking front aspect.

Bedroom 4: (rear facing) 2.95m x 2.67m

Ceiling point, painted walls and featured papered wall, fully fitted carpeted flooring, radiator with thermostatic radiator valve, double-glazed window with lead design overlooking front aspect.

Bedroom 5: (rear facing) 2.05m x 2.67m

Ceiling point, painted walls and featured papered wall, fully fitted carpeted flooring, radiator with thermostatic radiator valve, double-glazed window with lead design overlooking rear aspect.

Family Bathroom: 1.67m x 2.14m

Four recessed inset downlights, extractor ventilation unit, full height ceramic tiled walls with complimenting contrasting ceramic border, three piece white bathroom suite comprising of a panel shower bath with modern waterfall style mixer tap, chrome mixer shower above bath with raindrop style shower head, glass over-bath screen, modern and contemporary low level closed couple WC set into a high gloss white unit, white rectangular hand wash basin with waterfall mixer tap set into a white high gloss vanity storage unit with high gloss counter to match, wall mounted chrome heated towel rail, shaving point, double-glazed window with lead design and obscure glass overlooking side aspect and ceramic tiled flooring

Detached Double Garage:

With up and over garage doors, window to side elevation and door giving access to rear garden area. Loft access in garage part boarded and having ladder and light.

Outside: A private rear garden and is not overlooked, it is mainly set out to lawn, with plant and shrub borders, slabbed patio seating area leading to a dual path, wooden fenced perimeter, outside security lighting and an outside tap, feature fish pond and another walled seating area set at the bottom of the garden accessed via one of the dual pathways. Access is also available from the gate at the side aspect of the property.

At the front is a tarmacadam driveway leading to the garage at the side of the property and offering off road parking for at least four vehicles. To the front of the house is a small area of plants and shrubs and a front lawn along with an open storm porch with outside security lighting.

The property benefits of Gas central heating and, double-glazed windows. The postcode area has the benefit of superfast broadband.